

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address		FOR COURT USE ONLY	
ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com			
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee			
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION			
In re: CHARLES HARVEY WISSORE,		CASE NO.: 2:19-bk-11395-BB CHAPTER: 7	
Debtor(s)		NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: January 15, 2020		Time: 11:00 a.m.	
Location: Courtroom "1539" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA			

Type of Sale: ☒ Public ☐ Private

Last date to file objections: December 31, 2019

Description of property to be sold: all of the right, title and interest in residential real property commonly described as 885 Drake Avenue, Claremont, California ("Property")

Terms and conditions of sale: The sale of the Property and the transfers of the rights under and interests in the Sunrun Solar Power Service Agreement ("Solar Agreement") dated July 31, 2014 between Charles Harvey Wissore and Sunrun, Inc. ("Sunrun") and the Sunrun solar facility installed on the Property are on an "AS IS" condition or basis, by quitclaim deed with respect to the Property and by Service Transfer Agreement with respect to the Solar Agreement and the Sunrun solar facility, without any representations, warranties or disclosures whatsoever. The sale is free and clear of the liens and encumbrances of JP Morgan Chase Bank, N.A. and Western Riverside Council of Governments, with these liens and encumbrances to attach to the sale proceeds, and is subject to a solar lien of Sunrun, which shall continue to affect the Property.

Proposed sale price: \$410,000

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$12,300 in the form of a cashier's check, payable to "Jason M. Rund, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$415,000, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
January 15, 2020 at 11:00 a.m. in Courtroom "1539" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: December 19, 2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On December 19, 2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On December 19, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on February 26, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

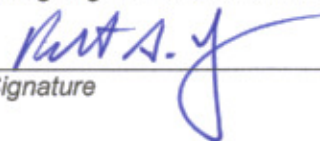
December 19, 2019

Robert A. Hessling

Date

Printed Name

Signature



ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Debtor's Counsel Marjorie S Archer msarcher@earthlink.net, s.mr76467@notify.bestcase.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Trustee Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.axosfs.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

Debtor

Charles Harvey Wissore
1265 N 13th Ave
Upland, CA 91786-3407

Lienholders

(Address per Schedule "D")

Chase Mortgage
P.O. Box 24696
Columbus, OH 43224-0696

(Address per Corporate Assignment of Trust Deed)

JP Morgan Chase Bank, N.A.
780 Kansas Lane, Suite A
Monroe, LA 71203

(Address per Payoff Demand)

Chase
Attn: Payoff Processing
Mail Code LA4-6455
700 Kansas Lane
Monroe, LA 71203

(Address per Notice of Assessment and Payment of
Contractual Assessment Required)

Program Manager
Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501-3609

(Address per HERO Program Payoff Statement)

Western Riverside Council of Governments
c/o CIT Bank, N.A.
Attn: Client Banking Services
75 N. Fair Oaks Ave.
Pasadena, CA 91103

(Mailing Address per Secretary of State)

Sunrun, Inc.
595 Market Street, 29th Floor
San Francisco, CA 94105

(Address per Sunrun Solar Power Service Agreement)

Kevin Strange
Sunrun, Inc.
Sunrun Operations
595 Market Street, 29th Floor
San Francisco, CA 94105

(Address of Service Transfer Coordinator)

Kayla Reese
Service Transfer Coordinator
Sunrun, Inc.
1515 Arapahoe St., Tower 2
Suite 600
Denver, CO 80202

(Address of Agent for Service of Process)

Sunrun, Inc.
c/o Corporations Service Company, dba
CSC-Lawyers Incorporating Service
251 Little Falls Dr.
Wilmington, DE 19808

Buyers

Miguel Angel Toledo
Nessa Rica Francisco Ramos
c/o Adrian V. Cuevas
Keller Williams Covina
100 N. Citrus Street
West Covina CA 91791

Tenant

Christian Bagnerise
885 Drake Avenue
Claremont, California 91711

Offerors

Miguel Garcia
c/o Karpo Murkijanian
Coldwell Banker Residential Brokerage
15 East Foothill Blvd.
Arcadia CA 91006

Danny Duvan Ta
Cindy Lim
c/o Su Lim
Century 21 West Coast Brokers
55 E. Huntington Dr., Suite 100
Arcadia, CA 91006

Moe Chun Louie
Hubert King
Doresa Wang
Treeline Realty & Investment, Inc.
9168 Las Tunas Drive
Temple City, CA 91780

Dennis Marcisz
President
Peoples Discount Mortgage, Inc.
c/o Ana Violeta Padilla Shows
Founders Alliance Real Estate
1445 North Sunrise Way, Suite 101
Palm Springs, CA 92262

Morgan Picks Two, LLC
c/o Judi Reimer
First Team Real Estate
1820 West Carson Street. Suite #202-285
Torrance, CA 90501

Hamid Shiedzadegan
Margarita Junak
Re/Max Time Realty
10535 Foothill Blvd., #100
Rancho Cucamonga, CA 91730

5 Star Housing, LLC
c/o Ekaterina Smirnova
Dolan Realty Company
8677 Villa La Jolla Drive
La Jolla, CA 92037

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL

By Priority Mail
Presiding Judge's Copy
Honorable Sheri Bluebond
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street, Suite 1534
Los Angeles, CA 90012